059.0	0001	0010.B	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	658,600 /	658,600
					USE VALUE:	658,600 /	658,600
					ASSESSED:	658,600 /	658,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KRITSEPIS STAN--ETAL	
Owner 2:	THEODORAKAKAIS ELIAS	
Owner 3:		
Street 1:	6505 SHADOW HAWK DR	
Street 2:		
Twn/City:	CITRUS HEIGHTS	
St/Prov:	CA	Cntry:
Postal:	95621	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .173 Sq. Ft. of land mainly classified as Store with a Store Building built about 1930, having primarily Brick Exterior and 2163 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	7525.000	147,000		511,600	658,600
Total Card	0.173	147,000		511,600	658,600
Total Parcel	0.173	147,000		511,600	658,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 304.48 | /Parcel: 304.48

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 059.0-0001-0010.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	325	FV	147,000	0	7,525.	511,600	658,600		Year end	12/23/2021
2021	325	FV	147,000	0	7,525.	503,300	650,300		Year End Roll	12/10/2020
2020	325	FV	147,000	0	7,525.	495,100	642,100	642,100	Year End Roll	12/18/2019
2019	325	FV	136,500	0	7,525.	462,100	598,600	598,600	Year End Roll	1/3/2019
2018	325	FV	140,700	0	7,525.	412,500	553,200	553,200	Year End Roll	12/20/2017
2017	325	FV	140,700	0	7,525.	363,000	503,700	503,700	Year End Roll	1/3/2017
2016	325	FV	140,700	0	7,525.	272,300	413,000	413,000	Year End	1/4/2016
2015	325	FV	126,000	0	7,525.	247,500	373,500	373,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15244-492		9/1/1983		135,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/8/2001	224	Awnings	3,500	C				
8/27/1996	413	Manual	9,500	C				REROOF

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		7525		Sq. Ft.	Site		0	31.	2.19	CA			Topo	-10					511,560						511,600	

Total AC/HA: 0.17275 | Total SF/SM: 7525 | Parcel LUC: 325 Store | Prime NB Desc: COMM AVG | Total: 511,560 | Spl Credit | Total: 511,600

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 39158
GIS Ref:
GIS Ref:
Insp Date: 05/28/18

!5188!

PRINT

Date	Time
12/30/21	01:46:29

LAST REV

Date	Time
10/09/19	15:56:44

apro

PAT ACCT.: 5188

USER DEFINED

Prior Id # 1:	39158
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2018	Meas/Inspect	HS	Hanne S
3/19/2009	Meas/Inspect	197	PATRIOT
5/15/2000	Meas/Inspect	263	PATRIOT
4/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:	21 - Conc. Block	40	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	5 - None		
Heat Type:	8 - None		
# Heat Sys:	0		
% Heated:	0	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	43.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		43.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.25000000
Const Adj.:	0.82185173
Adj $ / SQ:	102.731
Other Features:	-5326
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	261570
Depreciation:	114568
Depreciated Total:	147003

COMMENTS

SUNSHINE CLEANERS NO FURNACE HEAT RADIATES FROM MACHINERY.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:		HB					

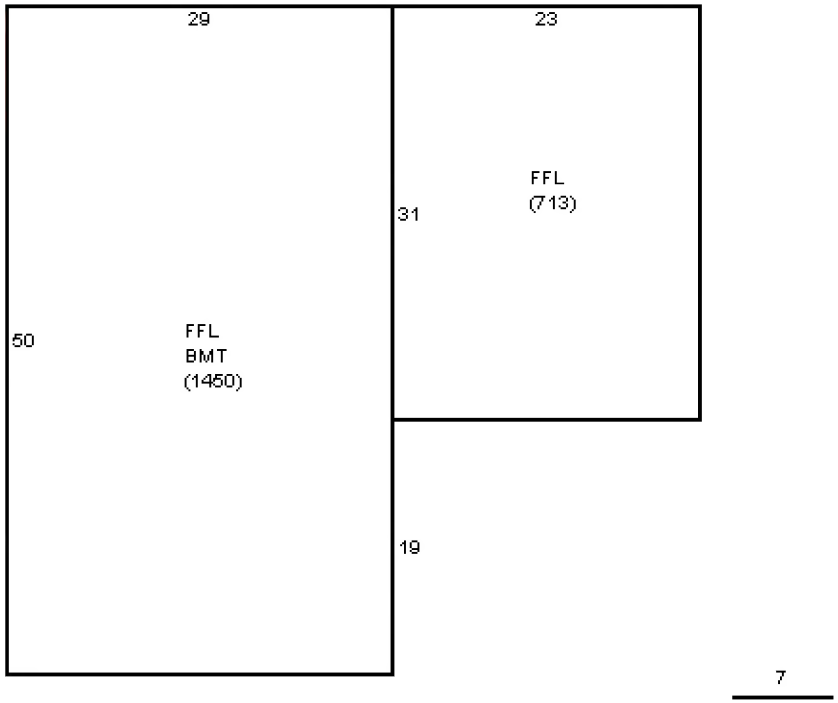
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	102.73
Special Features:	0	Val/Su Net:	40.69
Final Total:	147000	Val/Su SzAd	67.96

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,163	102.730	222,208
BMT	Basement	1,450	30.820	44,688
Net Sketched Area:		3,613	Total:	266,896
Size Ad	2163	Gross Area	3613	FinArea 2163

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	RTL	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

059.0-0001-0010.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: